

169.0

0009

0012.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

900,100 / 900,100

USE VALUE:

900,100 / 900,100

ASSESSED:

900,100 / 900,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		DOW AVE, ARLINGTON

OWNERSHIP

Unit #: _____

Owner 1:	DURNING TIMOTHY
Owner 2:	WAGNER BARBARA
Owner 3:	

Street 1: 6 DOW AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: _____ Own Occ: Y

Postal: 02476 Type: _____

PREVIOUS OWNER

Owner 1: DOUGHERTY STEVEN P/BEVERLY J -

Owner 2: -

Street 1: 6 DOW AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry: _____

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 7,390 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1920, having primarily Aluminum Exterior and 2906 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 8 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7390		Sq. Ft.	Site		0	70.	0.87	7									449,192						449,200	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							7390.000		450,300		600		449,200		900,100							
Total Card							0.170		450,300		600		449,200		900,100		Entered Lot Size					
Total Parcel							0.170		450,300		600		449,200		900,100		Total Land:					
Source: Market Adj Cost																	Land Unit Type:					

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	450,300	600	7,390.	449,200	900,100	900,100	Year End Roll	12/18/2019
2019	101	FV	339,200	600	7,390.	449,200	789,000	789,000	Year End Roll	1/3/2019
2018	101	FV	349,800	600	7,390.	378,600	729,000	729,000	Year End Roll	12/20/2017
2017	101	FV	349,800	600	7,390.	346,500	696,900	696,900	Year End Roll	1/3/2017
2016	101	FV	349,800	600	7,390.	295,200	645,600	645,600	Year End	1/4/2016
2015	101	FV	330,800	600	7,390.	256,700	588,100	588,100	Year End Roll	12/11/2014
2014	101	FV	330,800	600	7,390.	237,400	568,800	568,800	Year End Roll	12/16/2013
2013	101	FV	330,800	600	7,390.	225,900	557,300	557,300		12/13/2012

Parcel ID 169.0-0009-0012.0

!13109!

PRINT

Date _____

Time _____

12/11/20 _____

03:07:04

LAST REV

Date _____

Time _____

08/09/18 _____

17:56:52

apro

13109

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION**TAX DISTRICT**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DOUGHERTY STEVE	35482-448		5/16/2002		509,900	No	No		
CONVERY ROBERT	33910-565		10/26/2001		475,000	No	No		
CONVERY ROBERT	30885-15		11/22/1999	Convenience		1	No	No	
	11621-529		12/23/1968			No	No	N	

PAT ACCT.**ACTIVITY INFORMATION**

Date	Result	By	Name
8/2/2018	MEAS&NOTICE	CC	Chris C
10/17/2008	Meas/Inspect	355	PATRIOT
8/22/2002	MLS	MM	Mary M
12/19/2001	MLS	MM	Mary M
1/24/2000	Inspected	264	PATRIOT
12/28/1999	Mailer Sent		
12/14/1999	Measured	243	PATRIOT
7/21/1993		RV	
Sign:	VERIFICATION OF VISIT NOT DATA	/	/

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS								SKETCH									
Type:	6 - Colonial			Full Bath:	1	Rating:	Good																		
Sty Ht:	2 - 2 Story			A Bath:		Rating:																			
(Liv) Units:	1	Total:	1	3/4 Bath:	2	Rating:	Good																		
Foundation:	2 - Conc. Block			A 3QBth:		Rating:																			
Frame:	1 - Wood			1/2 Bath:		Rating:																			
Prime Wall:	3 - Aluminum			A HBth:		Rating:																			
Sec Wall:		%		OthrFix:		Rating:																			
Roof Struct:	1 - Gable			OTHER FEATURES				RESIDENTIAL GRID																	
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Very Good																		
Color:	GREEN			A Kits:		Rating:																			
View / Desir:				Fpl:	1	Rating:	Good																		
GENERAL INFORMATION				WSFlue:		Rating:																			
Grade:	C - Average			CONDOS INFORMATION																					
Year Blt:	1920	Eff Yr Blt:		Location:																					
Alt LUC:		Alt %:		Total Units:																					
Jurisdct:		Fact:	.	Floor:																					
Const Mod:				% Own:																					
Lump Sum Adj:				Name:																					
INTERIOR INFORMATION				DEPRECIATION				REMODELING								RES BREAKDOWN									
Avg Ht/FL:	STD			Phys Cond:	GV - Good-VG	10.	%	Exterior:		No Unit	RMS	BRS	FL												
Prim Int Wall:	2 - Plaster			Functional:			%	Interior:		1	8	5													
Sec Int Wall:		%		Economic:			%	Additions:																	
Partition:	T - Typical			Special:			%	Kitchen:																	
Prim Floors:	3 - Hardwood			Override:			%	Baths:																	
Sec Floors:		%		Total:	10.8	%		Plumbing:																	
Bsmnt Flr:	12 - Concrete			Basic \$ / SQ:	125.00			Electric:																	
Subfloor:				Size Adj.:	1.18680978			Heating:																	
Bsmnt Gar:				Const Adj.:	0.98990101			General:																	
Electric:	3 - Typical			Adj \$ / SQ:	146.853																				
Insulation:	2 - Typical			Other Features:	105250																				
Int vs Ext:	S			Grade Factor:	1.00																				
Heat Fuel:	2 - Gas			NBHD Inf:	1.00000000																				
Heat Type:	3 - Forced H/W			NBHD Mod:																					
# Heat Sys:	1			LUC Factor:	1.00																				
% Heated:	100	% AC:		Adj Total:	504772																				
Solar HW:	NO	Central Vac:	NO	Depreciation:	54515																				
% Com Wall:		% Sprinkled:		Depreciated Total:	450256																				
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:													
SPEC FEATURES/YARD ITEMS				PARCEL ID 169.0-0009-0012.0												IMAGE									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value								
A2	WOOD SHD	D	Y		110X12	A	AV	1970	7.67	T	39.2	101			600		600								
More: N	Total Yard Items:	600		Total Special Features:					Total:	600															
AssessPro Patriot Properties, Inc																									